



Municipality of West Elgin
Notice of Public Meeting Concerning An
Application for a Zoning By-law Amendment
Pursuant to Section 34 of the *Planning Act*, R.S.O 1990

Owner: Arvai Developments Inc. (c/o Louis Arvai)
Applicant: Batory Planning & Management (c/o Christopher Langley)
Location: 196 Ridge Street
File: D14 07-2022

TAKE NOTICE that the Municipality of West Elgin has received a complete application for a Zoning By-law Amendment.

AND TAKE NOTICE that the Council of the Municipality of West Elgin will hold a virtual public meeting on **Thursday, May 26th, 2022, not before 9:30 a.m.**, to consider a proposed Zoning By-law amendment.

THE PURPOSE AND EFFECT of this By-law is to rezone the subject lands, 0.68 ha (1.68 ac.) in area with a frontage of 54.42 m (178.54 ft.) along Ridge Street from Residential First Density with Holding 1 (R1-H-1) to Residential Third Density Special Use Regulation 2 (R3-2) to permit a proposed four (4) building, twenty-two (22) unit townhouse development with a reduced minimum front yard depth from 7.5 m to 3 m; a reduced minimum side yard width from 6.0 m to 4.05 m; and, reduced minimum parking space length from 6.0 m to 5.49 m. The subject lands are legally described as Part of Lot 64 Plan 199; and known municipally as 196 Ridge Street (Key Map, subject lands outlined in red).

The subject lands are designated '**Residential**' in the Municipality of West Elgin Official Plan. The designation permits townhouse residential development.

Providing Comments

Any person may attend the virtual Public Meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

If you wish to attend the virtual Public Meeting, please contact the Municipal Planner, by email or by phone (listed below) no later than 12:00 p.m. noon on May 25th, 2022, to receive an invitation to the hearing. Verbal representation for the virtual Public Meeting may be provided electronically or by phone. If you wish to participate in the virtual Public Meeting and you do not have internet access, wireless internet access is available to the public outside any Elgin County Public Library. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email by no later than 12:00 p.m. noon on May 25th, 2022.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, and may be viewed by the general public and may be published in a Planning Report, Council/Committee Agenda or Council/Committee Minutes.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property, which is visible to all the residents.

Appeals

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of Council of the Corporation of the Municipality of West Elgin to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the Corporation of the Municipality of West Elgin before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to Council of the Corporation of the Municipality of West Elgin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH to be notified of the decision of the Zoning By-law amendment, you must make written request to the undersigned.

Additional Information

Additional Information relating to the proposed amendment is available between 8:30 a.m. and 4:30 p.m. at the Municipal Office from the Municipal Planner as well as the website at: www.westelgin.net/current-planning-applications

The information and material required under Sections 34(10.1) and 34(10.2) of the Planning Act have been provided and this shall serve as sufficient notice of same under Section 34 (10.4) of the Act.

Dated at the Municipality of West Elgin this 5th day of May 2022.

Jana Nethercott
Clerk
Municipality of West Elgin

Heather James, MES (PI.), MCIP, RPP
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Key Map (not to scale):



Zoning By-law Amendment Sketch – Proposed Site Plan:

